

Manhattan Village Mall

Height Variance for Remodel of
Main Enclosed Mall

City Council Meeting
December 6, 2016



Site Aerial



Background

- ▶ Variance required for over-height work; height limit is 22 feet
- ▶ Improvements limited to main enclosed Mall
- ▶ Zoning- Community Commercial (CC)
- ▶ Entire site is approximately 44 acres
 - Project site 5 Acres
- ▶ Mall originally approved in 1979; expansion approved in 2014 and currently in design
- ▶ New design theme throughout Mall site



Background Cont.

- ▶ Planning Commission public hearing November 9, 2016
- ▶ One person spoke in favor of project; no objections
- ▶ Planning Commission unanimously approved project with conditions
- ▶ Planning Commission approval placed on November 15, 2016 City Council agenda
- ▶ Item called up for review



Project Details

- ▶ Modifications to four areas:
 - Expansion of existing clerestory
 - Remodel of Mall entrances
 - Remodel of west-facing parapet walls
 - Widening of Mall main entry corridor
- ▶ No addition of square footage
 - 2,000 square foot reduction at Mall entrance

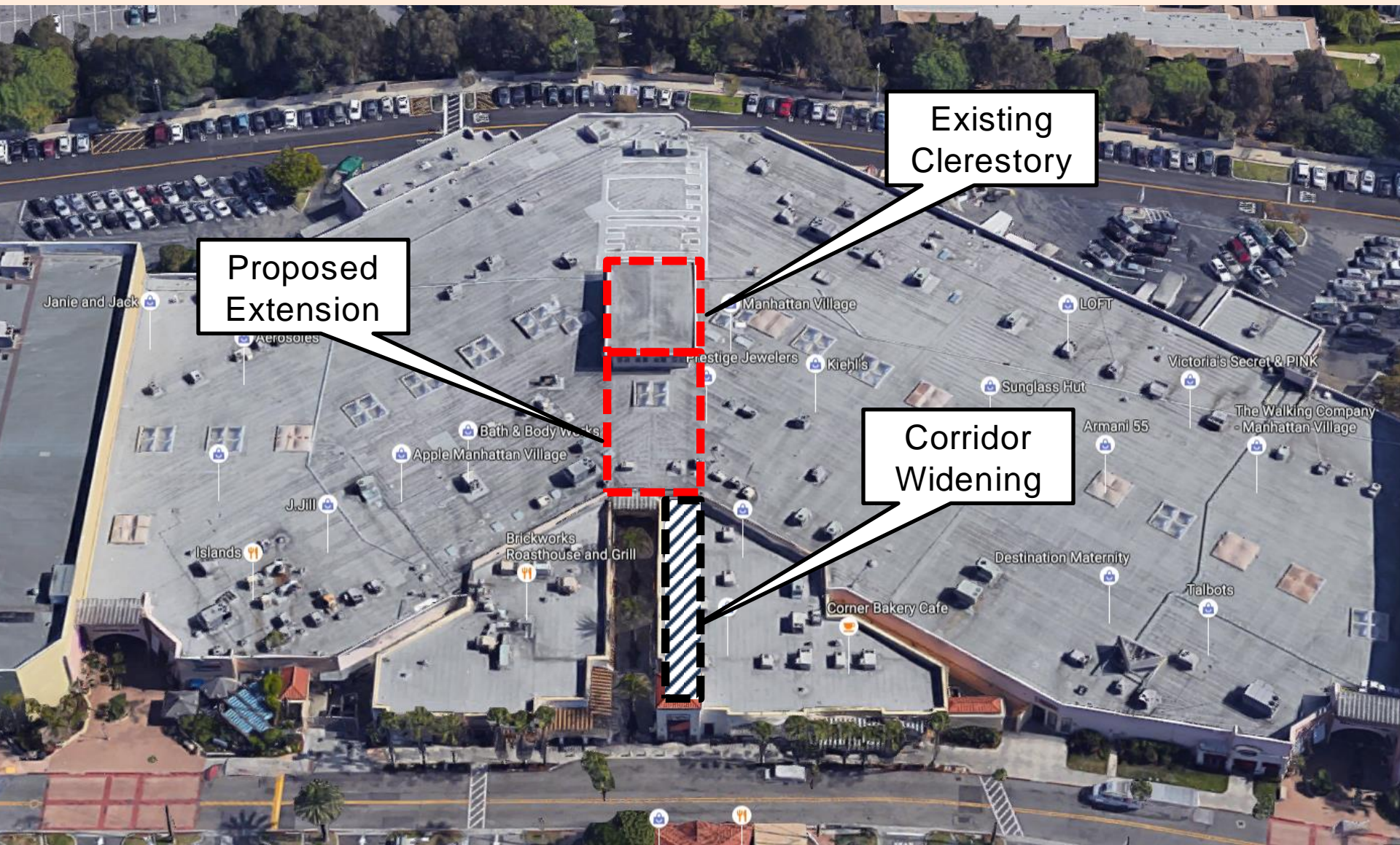


Project Details

- ▶ Clerestory Expansion
 - Currently 38 feet in height
 - Existing Dimensions- 42' x 60'
 - Proposed Dimensions- 42' x 130'
 - New design theme

- ▶ Outdoor corridor entry widening
 - Widened from 24 to 34 feet
 - Does not require variance
 - Results in reduction of 2,000 sq. ft.





Proposed
Extension

Existing
Clerestory

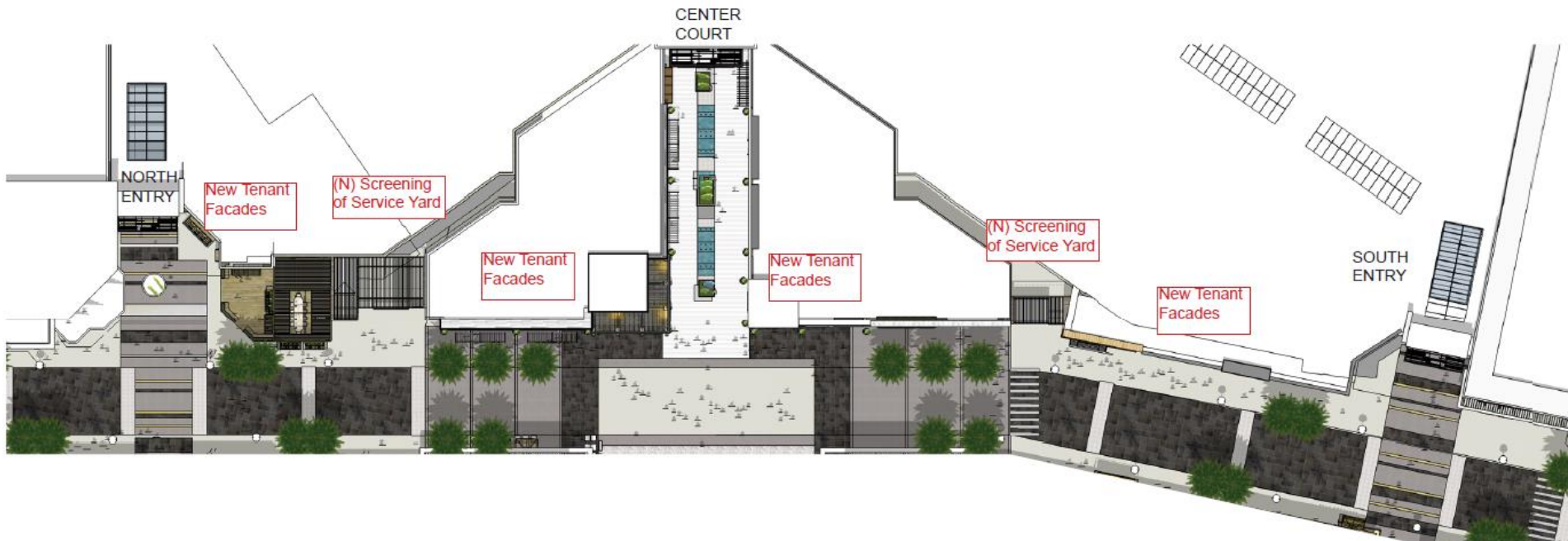
Corridor
Widening



Project Details

- ▶ Remodel of Mall Entrances
 - West side Mall entrances
 - 2 entrances
 - Currently 34 feet in height; proposed same height
 - New design theme
- ▶ Remodel of west-facing parapet walls
 - Height increase- 22' and 26'-6" to 28'
 - Mechanical equipment screening





New North Entry. Approx. 34' above finish grade, to match existing entry Facade height

New exterior facades @ approx. 28' above finish grade to screen existing mechanical equipment

New Center Court Entry. Approx. 38' above finish grade, to match existing Center Court height

New exterior facades @ approx. 28' above finish grade to screen existing mechanical equipment

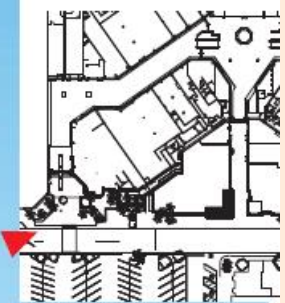
New North Entry. Approx. 34' above finish grade, to match existing entry Facade height

Parapet Height increased to 28' typical



New North Entry.
Approximately 34'
above finish grade
to match existing.

Island Facade Upgrades-by
Tenant Increased facade to
Appox. 28' above finish grade
to screen tenant mechanical
equipment of roof.



KEY PLAN



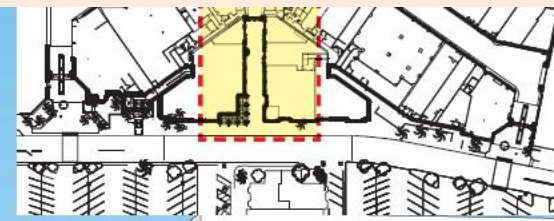


Brickworks Facade Upgrades. Approx. 28' above finish grade.

New Center Court Entry. Approximately 38' above finish grade to match existing center court clerestory height.

New Tenant Facades Approx. 28' above finish grade.

KEY PLAN



Conclusion

- ▶ Variance required for over-height improvements
 - Notice- 10 day period; to neighbors and published in paper
- ▶ All Variance findings met
- ▶ Public comments
- ▶ Conduct public hearing
- ▶ Adopt Resolution; approving Variance with conditions

